

**GOVERNMENT OF TELANGANA**  
**ABSTRACT**

Town Planning – Nizamabad Municipal Corporation – Change of land use from Agriculture use to Commercial use to the Plot Nos.1 to 4, total extent of 3381.78 Sq.Mtrs in Sy.No.1912 of Nizamabad Shivar for construction of Function Hall – Draft variation – Confirmed - Orders - Issued

**MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (M2) DEPARTMENT**

**G.O.MS.No. 4.**

**Dated: 06.01.2015.**

**Read the following:**

1. From DT&CP, Hyderabad Lr.Roc.No.4819/2013/H, Dated: 27.09.2013
2. Govt., Memo No.22087/H1/2013-1, Dated: 20.12.2013
3. From DTCP Lr.Rc.No.4819/2013/H, Dated: 16.04.2014
4. Govt., Memo No.22807/M2/2013-2, Dated:13.08.2014.
- 5 From the Commissioner of Printing, The Telangana Gazette, Part-I Extraordinary No.38, Dated: 21.08.2014.
- 6 From the Commissioner, Municipal Commissioner Nizamabad, Nizamabad District Lr.No.G1/5687/2012, dated.13.10.2014.

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**ORDER:**

The draft variation to the Nizamabad General Town Planning Scheme, the Master Plan was sanctioned in G.O.Ms.No.46 MA., dated 15.02.1974 was issued in Government Memo No.22087/M2/2014, Municipal Administration & Urban Development Department Dated. 13.08.2014, and published in the Extraordinary issue of the Telangana Gazette No.38, Part-I, dated: 21.08.2014. On publication no objections and suggestions have been received from the public within the stipulated period. The Director of Town & Country Planning, Hyderabad in his letter dated: 16.04.2014 has informed that the applicant has paid an amount of Rs.67,640/- (Rupees Sixty seven thousand and six hundred forty only) towards Development charges / Conversion charges vide Receipt No.013623629, Dated: 21.02.2014 as per G.O.Ms.No.158 MA., dated: 22-03-1996.

2. Further the Municipal Commissioner, Nizamabad Municipal Corporation has published the draft variation notification in Indian Express daily news paper (English version) and Eenadu daily news paper (Telugu version).On publication no suggestions/ objections received from the public. Hence, the draft variations are confirmed.

3. The appended notification will be published in the next issue of the Telangana Gazette.

**(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)**

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Hyderabad.

The Regional Deputy Director of Town Planning, Hyderabad.

The Commissioner, Municipal Corporation, Nizamabad, Nizamabad District.

Copy to:The individual through the Commissioner, Municipal Corporation Nizamabad.

The District Collector, Nizamabad District.

SF/SC.

**//FORWARDED ::BY:: ORDER//**

**SECTION OFFICER.**

**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by clause (a) under sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 the Government of Telangana hereby makes the following variation to the Master Plan of Nizamabad Town, the same having been previously published in the Extraordinary issue of Telangana Gazette No.38, Part-I dated. 21.08.2014 as required by clause (b) of the said section.

**VARIATION**

The site to an extent of 3381.78 Sq.Mtrs in Sy.No.1912., Nizamabad Town and the boundaries of which are shown in the schedule hereunder and which is earmarked for Agricultural Use in the General Town Planning Scheme (Master plan) of Nizamabad sanctioned in G.O.Ms.No.46 MA., dt.15.02.1974 is now designated for Commercial use by variation of change of land use as the proposed site is abutting existing 100'-0" road subject to condition that the site shall be used exclusively for construction of Function Hall only and also based on the Council Resolution No.104, dated 12.03.2013 and as marked "A to D" in the revised part proposed land use map G.T.P.No.01/2014/H available in the Municipal Office, Nizamabad town **subject to the following conditions that;**

1. The applicant shall obtain necessary building approval from the competent Authority.
2. The Site shall be used exclusively for Construction of function Hall only.
3. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
4. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
5. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
6. The change of land use shall not be used as the proof of any title of the land.
7. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
8. Any other conditions as may be imposed by the competent authority.

**SCHEDULE OF BOUDNARIES**

North	: Existing 30'-0" wide road
East	: Existing 100'-0" wide road (leading from Nagaram to Varni Chowrasta)
South	: 30'-0" wide road
West	: Vendors land (Agricultural use as per Master Plan)

**Dr. S.K. JOSHI,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

**SECTION OFFICER.**